

Staff Report- September 11, 2012
Broadway Square Concept plan
Baltimore City Historic District- Fells Point

Plan: Concept Review of Rehabilitation Proposal.

Staff Presenter : W. Edward Leon, City Planner III: Historic Preservation

Applicant : Mayor & City Council of Baltimore, Baltimore Development Corporation,
Department of Transportation

Architect: Mahan Rykiel

Background

This Concept plan comes for review under Historic Preservation Procedures and Design Guidelines Chapter 10, 10.1 Landscape Types-Public Parks, 10.2 Landscape Features- Trees and Other Plantings.

The Broadway Square is located within the Fells Point historic district (Dec. 2007). The Commission reviewed and made the following comments and suggestions for Concept Review Hearing (Nov 9, 2011):

- There was a general concern regarding introducing water features that may be likely to break and difficult to maintain in the future.
- Although the initial concept does not include sidewalk improvements, the sidewalks adjacent to the square should be addressed, too.
- There was a general opinion that the grass panel concept should be abandoned. It was considered to be both an “anti-urban” concept for this space and problematic to maintain.
- There should be a thorough consideration of tree and planting types to be used. The color of the new vegetation should be considered when planning the design.
- When planning for the Square improvements, the relative newness of the existing Square should be accepted. (circa 1970’s-80’s design)
- The improvements to the Square should create a visual connection with the surrounding elements and structures, including the new shed construction. (Should not be a “jewel box” stand alone)
- The Square design should not be broken up, but should allow for movement through the space.
- There should be consideration of the life spans of the existing trees and vegetation, as well as a planting plan that can be supported by the underground drainage system.
- There should be appropriate planning for lighting, electricity and access to water.

Plan

The City is planning to do some renovation and upgrades to the 1980’s public square area that at this time includes the conceptual idea of a lawn panel, a water feature, decorative lighting, the removal of the stone seating area and replacement with a second kiosk, a tree plan and other decorative items.

Analysis

The proposed renderings show no substantial change to the overall structure of the park.

The renderings show a small square grass panel located near the central area of the park where flat pavement exists now. It contains a small raised sculpture (TBD). It is flanked by 2 small raised planters.

The proposal calls for the removal of the current stone seating area at the southwest corner and replacing it with a similar kiosk that now exists in the southeast park.

The proposed renderings show a new flat water feature located below the grass panel area and at the center point of the south end. The fountain is at grade and similar to that used in front of City Hall.

The proposed renderings also includes a special stage area in front of a raised flag pole planter..

The proposal includes the installation of new custom raised planters for the trees.

The historically designed bollards are to remain. New electrical upgrades and lighting will be added.

Removal of trees is necessary due to disruptive infrastructure work.

Finally, the proposal also plans to renovate and relocate to mirror the new vendor kiosk along with minor modifications to the steps coming from Thames Street.

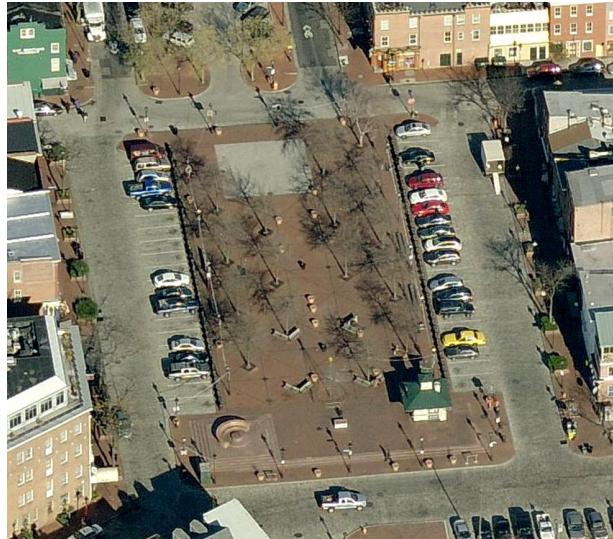
Staff Recommendation

Staff believes that the modifications will have a minimal impact to the modern open space and recommends concept approval of the plan with final plans to return to the Commission and Preservation Society DRC for community comments.

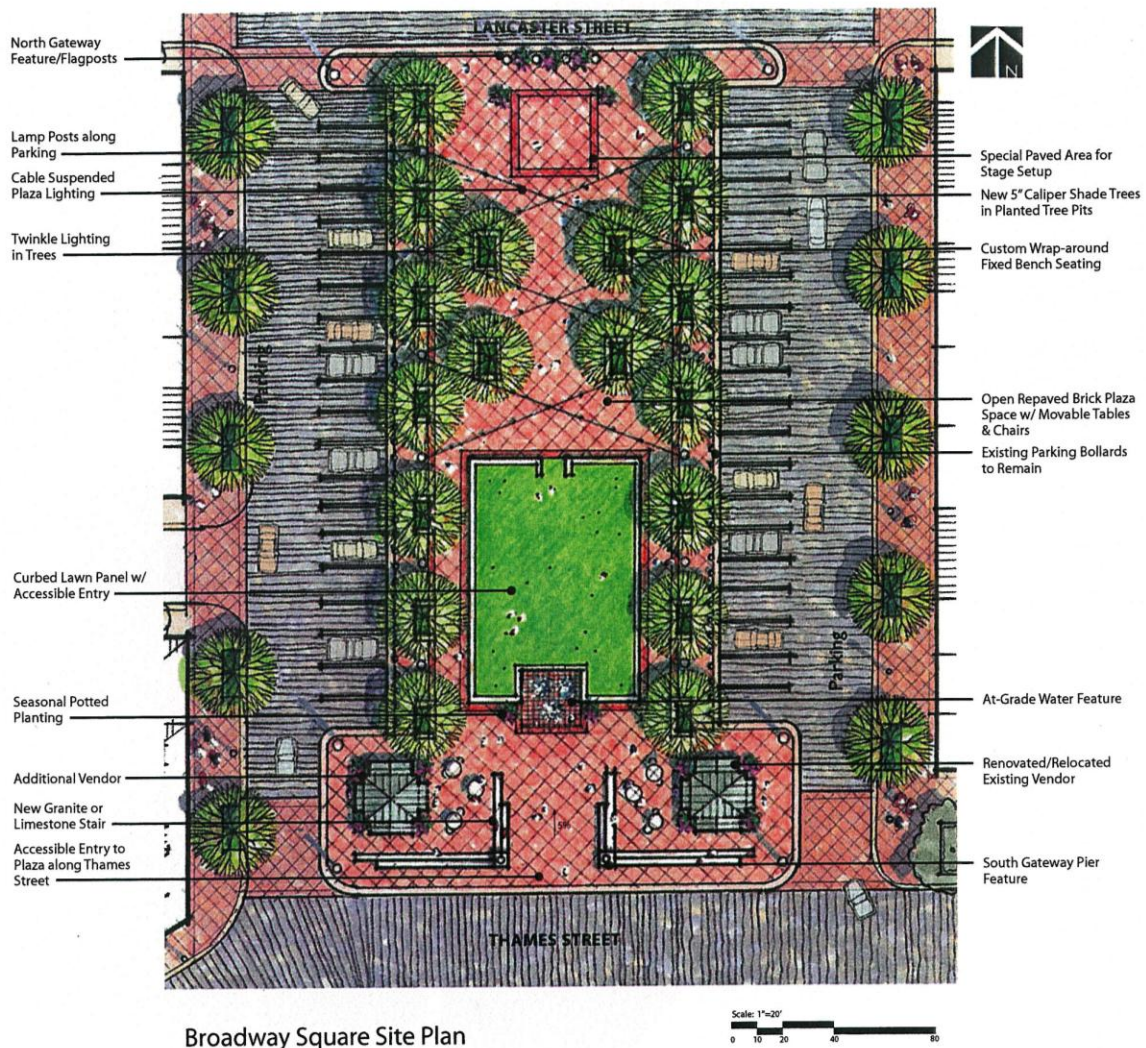
Site plan and photos



Current Site Conditions

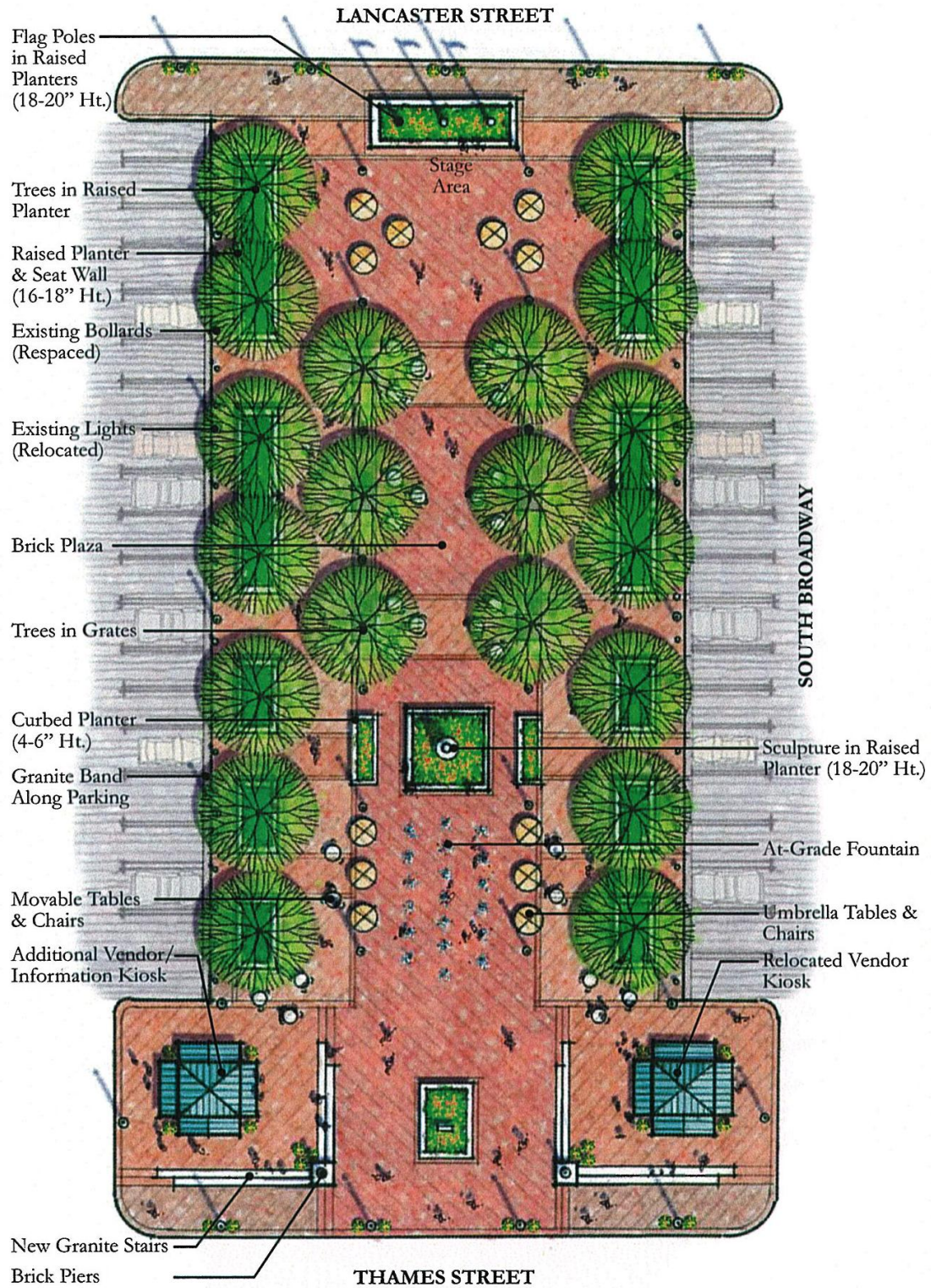


Original Proposed Site Plan 2011



Broadway Square Site Plan

Revised Proposal 2012



Proposed Site Plan

